

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
THURSDAY, FEBRUARY 10, 2005, 1:00 P.M.**

CALL TO ORDER

Walter Baade, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Walter Baade, Chairperson	Pat Haukohl	Gary Goodchild
	Walter Kolb	Mareth Kipp	

Commission

Members Absent:	Betty Willert	Ellen Gennrich
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Staff

Members Present:	Kathy Moore, Senior Planner
	James W. Kavemeier, Parks System Manager
	Kathy Brady, Secretary Supervisor

Guests Present:	Brian Depies	Edward Ryan	Dan Warren
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MINUTES

- *Mrs. Haukohl moved, seconded by Mr. Goodchild and carried unanimously, for approval of the December 16, 2004, Minutes.*

PUBLIC COMMENT

Chairperson Baade asked if anyone from the audience wished to address the Commission? There being no one, he moved to the next item on the agenda.

- **Schedule May, June and July 2005, Commission Meeting dates.**

The meeting dates were scheduled as followed:

May 5 and 19, 2005

June 2, 16 and 30, 2005

July 21, 2005

- **1:15 p.m. Park and Open Space Plan Update by James W. Kavemeier, Parks System Manager**
Mr. Kavemeier presented the outline for the proposed update to the Park and Open Space Plan to the Commission. He explained the Park and Open Space Plan is part of the Waukesha County Development Plan and Smart Growth initiative and is updated approximately every five years. Currently, there are 7,694 acres of parkland, eight major parks (250 acres or more in size), Retzer Nature Center, 29 miles of various trails, five lake access points and six swimming beaches in Waukesha County. Objectives include, a major park being located within a 4-mile lineal distance of every resident, involvement in the protection of environmental corridors and isolated natural areas and the establishment of greenways along the eight major rivers in Waukesha County. The vision of Greenway Planning is to create a system of linear corridors along the County's major rivers and streams which would protect the high quality natural resource based elements, connect major state, county and local parkland, as well as other community social and cultural amenities and provide recreational and educational opportunities for the use and enjoyment of present and future generations. Mr. Goodchild pointed out that the Town of Ottawa needs a trail system, which links to the Drumlin Trail.

Mr. Kavemeier explained, the greenway cross-section as having preservation zones (varied width, protects the high quality natural features), buffer zones (10' to 75', provides distance between residential and commercial development) and trail corridor zones (40' with an additional 25' visual buffer, accommodates a 10' wide asphalt trail). Mrs. Haukohl asked if an 8' wide trail would be considered? Mr. Kavemeier replied, that the County presently has 8' wide trails, however, as the County grows they would not be sufficient because of their increasing popularity. The width of most trails outside of the State average 10'. In addition, a 10' trail would be eligible for federal grants (80/20 cost share). Mrs. Kipp asked if there are trails available for equestrian or snowmobile uses? Mr. Kavemeier replied, there are equestrian trails in Minooka, Muskego and Menomonee Parks, however, they are seldom used. Mr. Goodchild pointed out there are equestrian trails in Eagle and Ottawa and they tend to be used by the residents in the area. Mr. Kavemeier noted that the area snowmobile trails are being disrupted due to the changing land uses, however, they are able to use a portion of the Bugline Trail and portions of Mukwonago and Menomonee Parks.

The current Park and Open Space Plan was adopted in 1990 and amended in 1996, 1998 and 2003 with updates occurring approximately every five years. Ultimately, the goal is to review and update the Plan on an annual basis. The Plan establishes park and open space standards, delineates the responsibility of every agency based on plan objectives, identifies existing and proposed parkland development, differentiates between existing and proposed ownership of lands and enables the County to be qualified for State and Federal parkland grants. The Park and Open Space Plan would be coordinated with all of the local municipalities, the State of Wisconsin and non-profit conservation organizations and SEWRPC. Once completed, Waukesha County would include all of the local Park and Open Space plans in its plan on a mapping basis and encourage local communities to include the County's Park and Open Space Plan in their plans. He further explained in detail the proposed plan outline and schedule. The amended Plan is scheduled to be completed by December 2005.

Mr. Baade asked if there would be coordination between adjoining counties? Mr. Kavemeier replied, not at this time. Mrs. Haukohl asked if the public would be involved through public hearings? Mr. Kavemeier responded, "Yes". Mrs. Haukohl asked if revisions would be brought through the Park and Planning Commission, the Land Use, Parks and Environment Committee and the County Board? Mr. Kavemeier answered, "Yes". Mrs. Kipp noted the schedule seemed ambitious to complete within a period of one year. Mr. Kavemeier agreed that it is aggressive, however, the goal is to stay on course with the timetable.

Mr. Baade mentioned that the County seems to be lacking full service campgrounds and wondered if the County is considering them. Mr. Kavemeier said it would be addressed as each park is assessed and cost vs. benefit would be considered. The Commission thanked Mr. Kavemeier for the informative update.

- **SZT-1543 (Carl and Janet Schultz) Town of Lisbon, Section 32 (A-1 Agricultural District to the R-1 Residential District)**

Ms. Moore indicated the matter was withdrawn from the agenda.

- **SZ-1559 (Greg and Kathy Nickolaus) Town of Oconomowoc, Section 36 (R-3 Residential District to the B-2 Local Business District)**

Ms. Moore indicated the matter was withdrawn from the agenda.

- **SZ-1553 (Edward R. Ryan) Town of Summit, Section 25 (A-P Agricultural Land Preservation District-County and A-2 Rural Home District –Town to the A-5 Mini-Farm District-County to the R-2 Residential-Town)**

Ms. Moore presented the “Staff Report and Recommendation” dated February 10, 2005, and made a part of these Minutes. She pointed out the location of the property, west of Waterville Road and south of Breens Road in the Town of Summit on the aerial photograph.

Ms. Moore indicated the petitioner is requesting to divide the property into two parcels, one containing 21.8 acres and the other 7.5 acres. There is an existing residence located on the 21.8-acre parcel and the 7.5-acre parcel would be available to be developed with a single-family residence. The Town of Summit approved the request with conditions on November 17, 2004. Mrs. Haukohl asked if verbiage should be added regarding stormwater issues? Ms. Moore replied, “No”, because a single-family residence is exempt from the Stormwater Ordinance. Mrs. Haukohl asked if there are any issues with environmental corridor restrictions? Ms. Moore responded, when the Certified Survey Map is approved, the Environmental Corridor restrictions would be required to be placed on the face of the document.

After discussion, Mrs. Kipp moved, seconded by Mrs. Haukohl and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.

- **SCU-992D (Bielinski Homes/Bay Pointe Condominiums) Town of Oconomowoc, Section 35**

Ms. Moore presented the “Staff Memorandum” dated February 10, 2005, and made a part of these Minutes. She pointed out the location of the property, east of Nelson Road and north of West Lake Drive, in the Town of Oconomowoc on the aerial photograph, and stated the petitioner is requesting clarification of Condition No. 13E of the existing Conditional Use Permit.

Ms. Moore indicated the Town of Oconomowoc’s condition from July 2003, stated that all interior units would be 1,500 sq. ft. (minimum) and all exterior units would be 1,820 sq. ft. (minimum) in size. The intent of the petitioner was that all of the exterior single-family units would be 1,820 sq. ft. (minimum) and duplexes were intended to be a minimum of 1,500 sq. ft in size. The Minutes from the August 7, 2003, Park and Planning Commission meeting reflect the intent of the petitioner. However, the wording of the Town’s motion from July 2003, included the requirement that the duplex units be 1,820 sq. ft minimum. On February 7, 2005, the Town of Oconomowoc Plan Commission clarified the condition to read:

“The size of each residential unit shall be no less than 1,500 sq. ft. for the interior units and Buildings 21, 22 and 23. The size of each residential unit shall be no less than 1,820 sq. ft. for the exterior units fronting on West Lake Drive and Nelson Road excluding Buildings 21, 22 and 23.”

This requires the size of duplex units to be 1,500 sq. ft. minimum and the exterior single-family units would be a minimum of 1,820 sq. ft.

After discussion, Mrs. Haukohl moved, seconded by Mr. Goodchild and carried unanimously, for approval, in accordance with the “Staff Memorandum”. The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.

• **SCS-954 (Pabst Farms-RDL, LLC) Town of Summit, Section 22**

Ms. Moore presented the “Staff Memorandum” dated February 10, 2005, and made a part of these Minutes. She pointed out the location of the property in the Town of Summit on the aerial photograph, and stated the petitioner is requesting a road width right-of-way waiver from 100’ to 66’.

Ms. Moore indicated that Dousman Road, on the Established Street and Highway Width Map is designated as a 100’ wide right-of-way. The road width was established because it was formerly C.T.H. “Z” and most County Trunk Highways are a minimum of 100’ in width. The petitioner submitted a Certified Survey Map (CSM), which contains a lot that is partially used for stormwater retention for the Roundy’s facility located between Dousman Road and S.T.H. 67. All of the parcels to the north are currently within the City of Oconomowoc, who has not adopted the Established Street and Highway Width Map. The City has only required a 66’ right-of-way dedication. Correspondence from the Town of Summit states they do not object to the reduction of the right-of-way from 100’ to 66’ for the CSM from Pabst Farms. In addition, the Town stated they would address the entire length of Dousman Road and prepare a request to the County to consider reduction of the entire road.

After a brief discussion, Mrs. Kipp moved, seconded by Mr. Goodchild and carried unanimously, for approval, in accordance with the “Staff Memorandum”. The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.

ADJOURNMENT

With no further business to come before the Commission, Mrs. Haukohl moved, seconded by Mr. Kolb to adjourn at 2:17 p.m.

Respectfully submitted,

Ellen Gennrich
Secretary

EG:kb